

CMP**RULES AND REGULATIONS OF**

APR 14 2016

RECEIVED**HICKORY ON THE GREEN HOMEOWNERS ASSOCIATION**

The terms herein shall have the same meanings as defined in the Declaration of Covenants, Conditions, and Restrictions for the property known as the Hickory On The Green Homeowners Association, (the "Property"). All present and future owners, their family members, mortgagees, lessees and occupants of the Lots and any Units and their agents, employees and invitees and any other person or entity who or which may use the facilities of the Property are subject to and bound by these rules, and all amendments thereof.

A. GENERAL

1. Whereas, when an owner leaves their property for an extended period of time, the owner should leave contact information so that they might be reached in the event of a property emergency. Under any circumstances where an owner is planning on vacating their property for a period in excess of 30 days for any reason, it is mandatory that they provide contact information to the management office so as to be located then in the event of an emergency. In the event that an emergency situation occurs and the owner did not leave contact information with the management office a fine will be assessed for non-compliance.
2. When construction work to the exterior of the property is being performed as a result of an emergency repair or renovation that requires a dumpster or POD, or any other construction material in the driveway, the owners must provide the Board with their plan for such work including the time period anticipated for the construction work. Such plans must be provided to the Architectural Committee of the Board.
3. The Common Property, Lots and any Units constructed thereon shall be used only for the purposes set forth in the Declaration and By-Laws.
4. The sidewalks and entrances shall be used only for access to and from the Units and those portions of the Common Property intended for the use of the owners, and shall not be obstructed.
5. All personal property shall be stored within the Units.
6. Nothing shall be hung, projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows, or patios of any Unit. Nothing shall be placed on, in or projected from the doors (other than interior doors entirely within a Unit), windows or window sills, including without limitation clotheslines, aerials, signs, air conditioners, ventilators, or fans. Notwithstanding the foregoing, awnings may be hung in accordance with the awning specifications adopted by the Board of Directors, and with the prior written approval of the Board of Directors. Only white/ivory shades, blinds, drapes, or linings thereof, shall be permitted which may be visible from the exterior of the Unit. No flag poles shall be permitted without prior written approval of the Board of Directors.
7. Nothing shall be done, including without limitation, cooking, working, causing vibration or odors which shall unreasonably disturb or interfere with the rights, comfort or convenience of other occupants.
8. All radio, television, phonographic, audio or other electrical equipment of any kind, and all appliances installed or used in a Unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.
9. Employees of the Association or Management Company shall not be sent off the premises by any Owner for any purpose or directed to perform any function other than those for which they are employed.
10. No Unit Owner shall keep any explosive or flammable material or substance in his Unit, except ordinary household products.
11. Unit Owners shall keep their patios and decks free of trash, trash cans and debris.
12. Damage to any portion of the Property caused by family members, guests, tenants, contractors or other invitees of the Unit Owners shall be repaired at the expense of the responsible Unit Owners.

APR 14 2016

RECEIVED

Page 2 of 3 – Rules & Regulations

13. No Unit Owner shall make, or permit his family, visitors, tenants or licensees to make, any noise or activity that will interfere with the rights, comfort, or convenience of other Unit owners including, but not limited to, playing a musical instrument, television or radio or any other electronic equipment.

14. No radio or television antenna shall be erected or installed on the exterior walls or roof of a Unit or on the Common Property without prior written permission of the Board and in compliance with the approved specifications.

15. No tree having a trunk diameter of more than 3 inches shall be cut or removed without written approval of the Association.

16. These Rules and Regulations are adopted pursuant to the Declaration of Covenants, Conditions and Restrictions and By-Laws and may be enforced in accordance with those documents.

17. These Rules and Regulations shall be enforced in accordance with Article X, Section 3 of the Declaration.

18. The Board reserves the right to amend these Rules and Regulations as may be required from time to time.

B. PARKING

1. No occupant of any Unit shall park any trailer, camper, recreational vehicle or boat in any driveway or other parking areas, except for the purposes of temporary (one day) use preparation, or abandon any automobile or other vehicle in any parking area or other part of the Common Property. The Board reserves the right to have towed any vehicle which appears to be derelict. No occupant of any Unit shall park any vehicle larger than a ¾ ton pickup truck; any vehicle carrying external ladders; any vehicle with commercial or governmental signage larger than 30 inches in diameter anywhere on the body of said vehicle in any driveway, parking area or other part of the Common Property without written approval from the Board of Directors. Temporary parking of commercial vehicles owned by contractors providing a project-based service to homeowners is permissible, provided the duration of the project is reasonable as determined by the Board of Directors.

2. Any vehicle parking in driveways, garages or visitor parking lots must maintain a current registration and inspection sticker and must be capable of being immediately driven.

3. Parking of vehicles by Owners or their family members, visitors, tenants or contractors on grass/planting beds maintained by the Association is prohibited and subject to fines and penalties as determined by the Board of Directors. It is the violating Owner's responsibility to arrange and pay for the repair to the grass/planting beds damaged by improper parking of vehicles, in a manner approved by the Landscaping Committee.

C. PETS

1. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property upon three (3) days written notice from the Board.

2. In no event shall any dog be permitted on or in any portion of the Common Property or any Lot, unless on a leash. No dog shall be curbed close to any building or patio, except in the special areas designated by the Board.

3. No exterior dog runs shall be permitted.

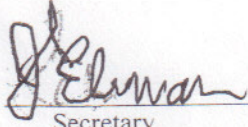
4. No dog shall be leashed on an Owner's property (outside of the Unit) for a period in excess of one hour.

5. The Owner shall compensate any person hurt or bitten by any pet, and indemnify and shall hold the Association harmless from any claim resulting from any action of his or her pet.

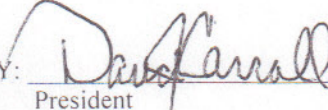
6. All Owners, and their family members, visitors, tenants and other invitees shall act in accordance with the Hickory on the Green Pet Policy with respect to their ownership, maintenance and control of their pets.

Adopted this 8th day of APRIL 2016.

ATTEST:


Secretary

HICKORY ON THE GREENHOMEOWNERS
ASSOCIATION

BY: 
President

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